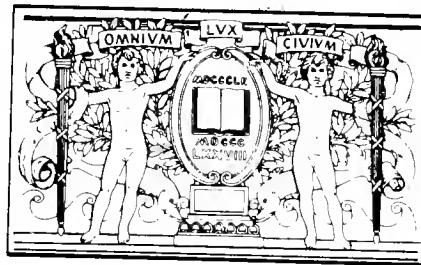


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A proposal to

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**Medical Area Service Corporation**

**RUGGLES CENTER**

**Metropolitan Structures  
125 Summer Street  
Boston, MA 02110**







## **Table of Contents**

---

### **I. Proposed Lease Terms for MASCO**

---

### **II. Letter of Intent**

---

### **III. Project Photograph**

---

### **IV. Tremont Street Elevation**

---

### **V. Ground Floor Plan**

---

### **VI. Project Description**

---

### **VII. Building Systems**

---

### **VIII Location Map**

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I. Proposed Lease Terms for MASCO



## PROPOSED LEASE TERMS FOR MASCO

### 1. SPACE

Landlord will provide 75,000 rentable square feet of space on floors 2 through 5 in Building One at Ruggles Center.

### 2. TERM

#### Initial Lease Term

The initial lease term will commence upon delivery to MASCO of all of the leased premises and will expire fifteen years thereafter.

#### Renewal Options

MASCO will have the right to extend the lease for an additional term of five years upon giving notice to Landlord 18 months prior to expiration of the term.

### 3. RENT

The net rent per square foot will be \$19.50 for years 1-5, \$23.50 for years 6-10 and \$28.50 for years 11-15.

#### Operating Expenses and Real Estate Taxes

MASCO will pay its proportionate share of real estate taxes and operating expenses in addition to the rent. Landlord estimates that taxes and operating expenses for the building will amount to approximately \$7 per square foot in the first year of occupancy.

#### Electricity/HVAC

MASCO will pay for the cost of tenant electricity at no profit to Landlord. Electricity charges in the first year of occupancy are expected to be approximately \$1 per square foot.

### 4. BASE BUILDING AND TENANT WORK

#### Plans and Specifications

Landlord will provide plans and specifications and a schedule for performance of the base building construction and tenant work upon request.



### Tenant Improvement Allowance

Landlord will provide MASCO with a tenant improvement allowance of \$25 per rentable square foot over shell and core for space initially occupied.

### **5. SUBLEASE AND ASSIGNMENT**

Landlord will provide MASCO with the right to sublet to Longwood Medical Area institutions subject only to the Landlord's prior approval not to be unreasonably withheld.

### **6. BUILDING HOURS**

Tenant will have 24 hour, 365 days a year access to the premises.

### **7. PARKING**

Landlord will lease MASCO 5 parking spaces for every 1000 rentable square feet initially leased. The cost for the parking will be \$120 per space per month during the first five years of the lease term subject to increases for inflation and thereafter will be subject to adjustment from time to time to market rates. Landlord will lease an additional 100-200 spaces in the parking garage to MASCO on a year to year lease at market rates.

### **8. LEASE GUARANTEES**

MASCO will provide guarantees of the lease in a form and amount and from guarantors reasonably satisfactory to Landlord.

### **9. DEVELOPMENT SCHEDULE**

Landlord will commence and complete construction of Building One on the following schedule:

Construction commencement - February 1, 1991

Construction completion - March 1, 1992

MASCO occupancy - April 1, 1992



## II. Letter of Intent

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August 9, 1990

Alan Shoolman, President and CEO  
Medical Area Service Corporation  
333 Longwood Avenue  
Boston, MA 02115

Dear Alan:

This is to confirm our understanding of the terms and conditions of a lease by Medical Area Service Corporation of office and related space in Building One at Ruggles Center.

1. LEASE: Tenant will lease approximately 75,000 rentable square feet of contiguous space in Building One at Ruggles Center.
2. RENT: Rent for the space will be \$19.50 net per rentable square foot for years 1-5, \$23.50 net per rentable square foot for years 6-10 and \$28.50 net per rentable square foot for years 11-15.
3. ESCALATION: Tenant will pay on a monthly basis its share of real estate taxes and operating expenses.
4. ELECTRICITY: Electricity used by Tenant will be paid for by it.
5. HEAT/VENTILATION/AIR CONDITIONING: Landlord will make available full heat, ventilation and air conditioning service from 8am-6pm on weekdays and 8am-1pm on Saturday. Tenant's proportionate share of the costs of such services will be paid as part of operating expenses.



Alan Shoolman, President and CEO

Page 2

August 9, 1990

6. TENANT IMPROVEMENT ALLOWANCE: Landlord will provide Tenant with a tenant improvement allowance of \$25.00 per square foot for all improvements.
7. PARKING: Landlord will lease to Tenant 375 parking spaces at rate of \$120 per space per month during the first five years of the lease term, subject to increases for inflation and thereafter subject to adjustment from time to time to market rates. Landlord will lease an additional 100-200 spaces in the parking garage to MASCO on a year to year lease at market rates.
8. CONSTRUCTION AND DELIVERY SCHEDULE: Construction will commence no later than February 1, 1991 and initial occupancy will be no later than April 1, 1992.

If the above describes the proposed lease transaction, please sign where indicated below and return a copy of this letter to me. It is understood that this letter sets forth the proposed principal terms and conditions of the contemplated lease, but nothing contained herein will be deemed to create any legally binding obligations on the part of Ruggles Center Joint Venture or Medical Area Services Corporation unless and until a lease containing terms and provisions satisfactory to all parties has been executed.

Sincerely,

Ruggles Center Joint Venture

By: \_\_\_\_\_  
Robert L. Green

Agreed:  
Medical Area Services Corporation

By: \_\_\_\_\_

Date: \_\_\_\_\_

90094A



### **III. Project Photograph**

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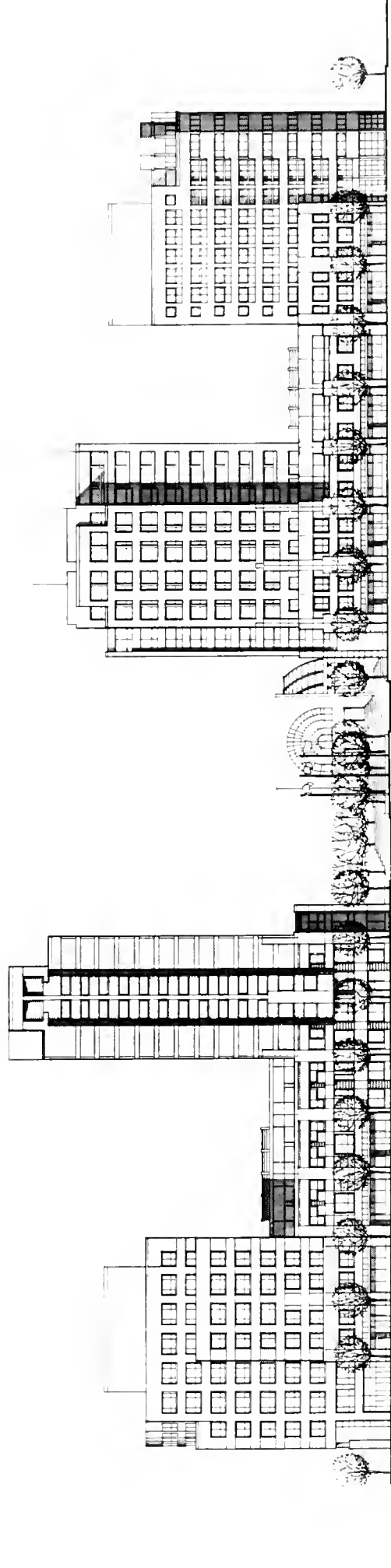






#### IV. Tremont Street Elevation





RUGGLES  
STREET

MELNEA  
CASS  
RLVD

OFFICE BUILDING

HOTEL

PLAZA

OFFICE BUILDING

OFFICE BUILDING

TREMONT ST. ELEVATION

JUNE 1, 1989

RUGGLES CENTER  
METROPOLITAN/COLUMBIA PLAZA VENTURE  
STULL & LEE INC. ARCHITECTS AND PLANNERS

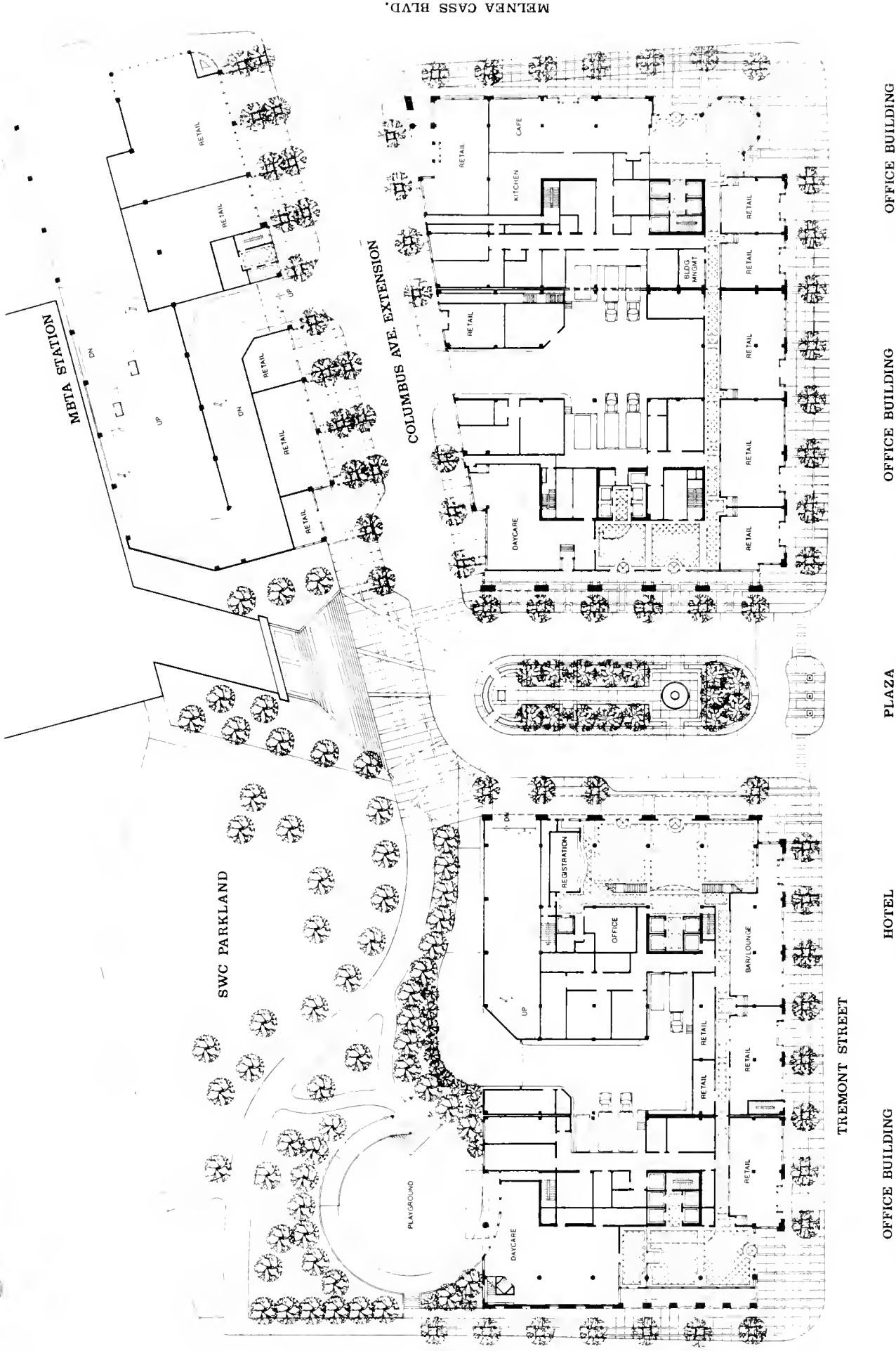
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## V. Ground Floor Plan

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# GROUND FLOOR PLAN

OFFICE BUILDING HOTEL

PLAZA

OFFICE BUILDING OFFICE BUILDING

**RUGGLES CENTER**  
**METROPOLITAN/COLUMBIA PLAZA VENTURE**  
 STULL & LEE INC. ARCHITECTS AND PLANNERS

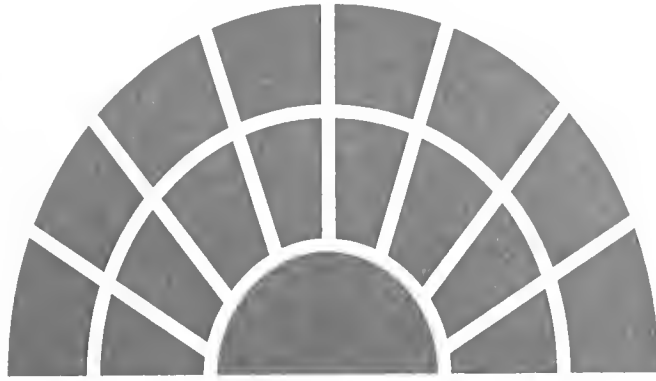
JUNE 1, 1989





## VI. Project Description





# RUGGLES CENTER

## PROJECT DESCRIPTION

Location	Adjacent to Ruggles Station on the MBTA Orange Line on a five acre site bounded by Ruggles Street, Tremont Street and Melnea Cass Boulevard
Developer	A joint venture of Metropolitan Structures and Columbia Plaza Associates
Building Manager	Metropolitan Structures
Project Description	A 750,000 square foot project consisting of 550,000 square feet of office space and a 200 room hotel. Designed by the award winning architectural firm of Stull and Lee, Inc. of Boston. Building sizes range from 150,000 to 350,000 square feet with average floor sizes of 16,000 to 50,000 square feet
Building Materials	Brick facade with a granite and precast concrete base and accent features; tinted glass windows set in aluminum frames
Parking	On-site secured parking for 1,000 cars
Amenities	<p>Convenient dining, recreational, business services and on-site daycare centers</p> <p>Nearby cultural and educational institutions include: Northeastern University, Wentworth Institute of Technology, The Museum School, Harvard Medical School, The New England Conservatory of Music, The Museum of Fine Arts and Symphony Hall</p> <p>Central brick-lined plaza enhanced by trees, flowers, granite benches, artwork and attractive lighting</p>
Access and Transportation	<p>Ruggles MBTA Orange Line, Green Line and Commuter Rail Stations provide convenient public access in conjunction with MBTA feeder bus services</p> <p>Easy access to I-93, Massachusetts Turnpike and Routes 9 and 1</p>
Building Systems	<p>Enhanced life safety, heating, ventilating, air-conditioning and electrical systems designed for greater tenant control, flexibility and comfort</p> <p>High-speed geared passenger and service elevators</p> <p>Enhanced security program with uniformed guards, motion detection, card access doors, and closed-circuit television monitoring</p>

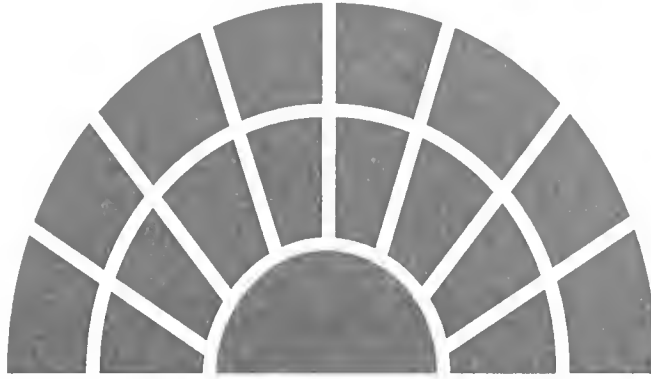
EXCLUSIVE LEASING AGENT: SPAULDING & SLYE 617 330-8800

DEVELOPED BY: METROPOLITAN/COLUMBIA PLAZA VENTURE  
125 SUMMER STREET BOSTON, MASSACHUSETTS 02110

## VII. Building Systems

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# RUGGLES CENTER

## BUILDING SYSTEMS

### Heating, Ventilating and Air Conditioning (HVAC)

Decentralized system for independent unit control resulting in greater tenant control and flexibility

Constant fresh air circulation independent of heating or cooling needs

Above-ceiling HVAC containment maximizes floor area efficiency

Computerized Building Management System enabling total system control and immediate, accurate trouble-shooting

"Economizer cycle" recovers of ambient heat resulting in efficient heat utilization

Auxiliary condenser riser responds to special tenant cooling needs

### Electrical

Reserve power capacity for special tenant needs and quick, economical tenant expansion

Standby generator accommodates emergency lighting, fire protection, smoke control, life safety and security systems

### Lighting

Recessed, fluorescent fixtures provide high quality low-glare function and clean, attractive appearance

### Elevators

High-speed geared passenger and service elevators

### Plumbing

Complete storm, waste and domestic hot and cold water systems for office and retail areas

### Life Safety Systems

Sprinkler system throughout, state-of-the-art smoke/fire detection and alarm systems

Pressurized fire-rated stairwells with ventilated vestibule system

Automatic emergency activation of Fire Department signal, smoke control, and tenant communication system

Fire pump and emergency power source for added reliability

### Security

24 hour security program with uniformed guards, escort service, motion detection, card access doors and closed-circuit television monitoring

24-hour Monday through Sunday building access

EXCLUSIVE LEASING AGENT: SPAULDING & SLYE 617 330-8800

DEVELOPED BY: METROPOLITAN/COLUMBIA PLAZA VENTURE  
125 SUMMER STREET BOSTON, MASSACHUSETTS 02110



## VIII Location Map

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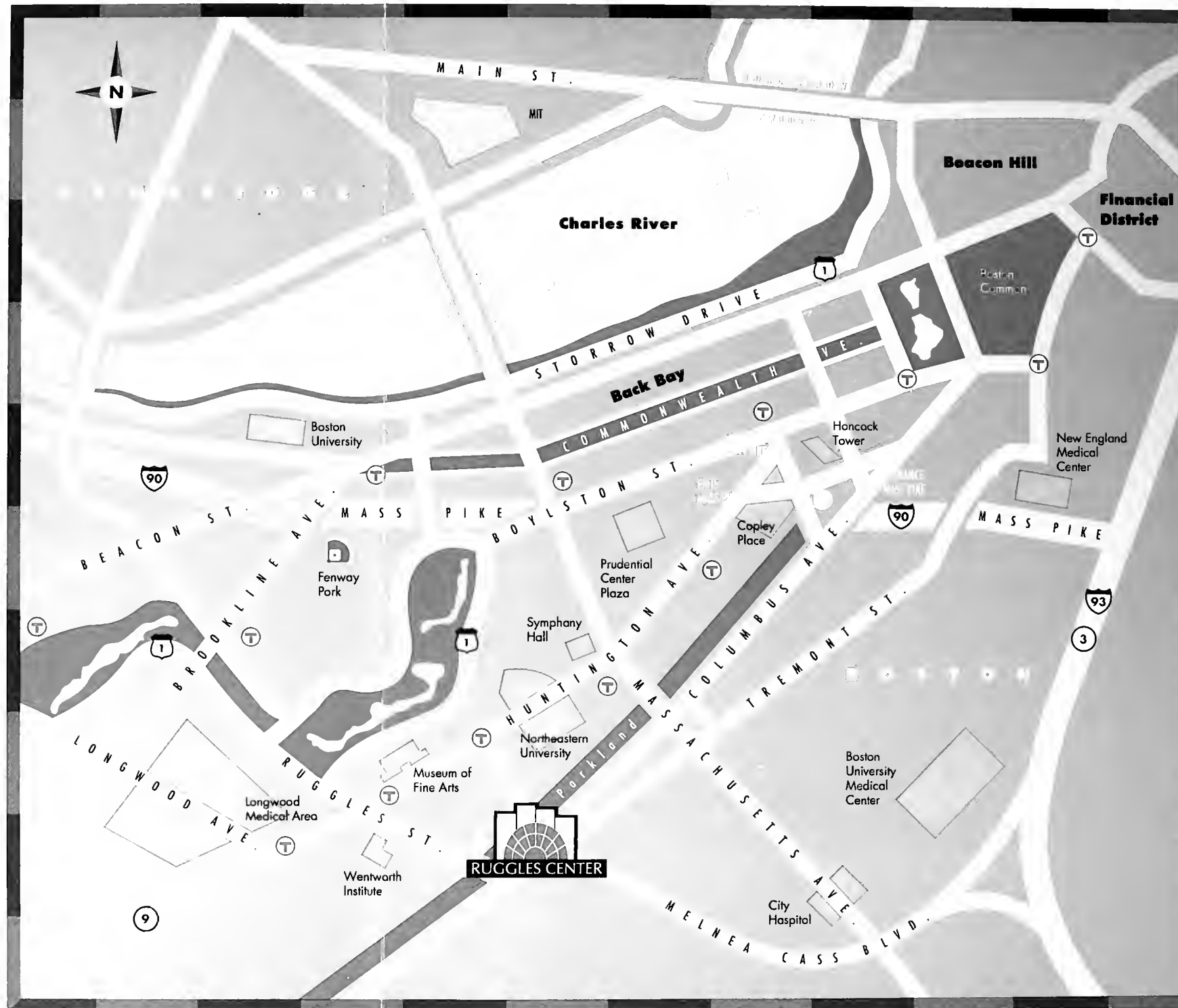




## RUGGLES CENTER

A Development of  
Metropolitan Structures  
& Columbia Plaza Associates  
125 Summer Street  
Boston, Massachusetts  
02110

Leasing Agent  
**Spaulding & Slye**  
617-330-8800







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